

April 26, 2013

To: Executive Board

Subject: **Contract Amendment – Exterior Cladding System Replacement and Related Improvements**

Recommendation

Authorize the Executive Director to execute Contract Amendment No. 5 to Contract 10-054 with ABSG Consulting for Architectural and Engineering services in the amount of Fourteen Thousand Five Hundred Dollars (\$14,500).

Analysis

At the September 2011 Executive Board Meeting, the Executive Board approved replacement of the existing exterior Travertine cladding system with a "Louvers" design. At the August 2012 Meeting, the Executive Board authorized the Executive Director to enter into an agreement with Aragon Construction for the replacement of the exterior cladding and related building improvements.

In October 2012, the removal of the existing travertine panels at the south elevation began. During the removal, several unforeseen conditions were encountered which resulted in a requirement for additional architectural and engineering support services.

The two main unforeseen existing conditions were:

- At the south elevation, behind the travertine panels, a 9 ½ inch x 16 ¾ inch electrical chase was discovered at the face of the concrete shear wall.
- At the main lobby entrance, additional reinforcement was required at the top of the elevator doors and east wall. Actual conditions/ as-built of the lobby area were not shown on the original 1968 construction drawings.

The unforeseen site conditions necessitated additional site visits and detail design work, including additional construction support service, by the engineering consultant. The unforeseen condition of the lobby area required a formal revised record drawing submittal to the City of West Covina Building Department. Approval from the City was required prior to continuing the construction work. The original budget for the document preparation was utilized in order to prepare formal drawings for approval. The construction support services will continue thru May 31, 2013 when the project is scheduled for substantial completion. Amendment No. 5 to Agreement No. 10-054 with ABSG Consulting will bring the total value of that contract to \$274,500.

Below is a summary of all the Amendments for contract 10-054.

In August 2010, ABSG Consulting was hired to perform a structural evaluation and

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seismic analysis of the Administrative Building. At the February 2011 Executive Board Workshop, ABSG presented their findings. The scope of services provided under the original Contract No. 10-054 was to perform structural evaluation, seismic analysis, identify problem areas, and develop a final report of results and recommendations.

Under Contract Amendment No. 1, the August 2010 Contract was amended to provide that ABS Consulting perform project coordination and structural design services between the City of West Covina and Foothill Transit; coordinate the new cladding structural support system during the construction document phase; provide cost estimating services; develop construction documents; and develop design calculations for plan check submission to the City of West Covina building department. The cost of services under Contract Amendment No. 1 was \$82,000.

Under Contract Amendment No. 2, the August 2010 Contract was amended to provide that ABS Consulting provide enhanced architectural elevations; and provide enhanced rendered architectural perspectives. The cost of services under Contract Amendment No. 2 was \$7,000.

Under Contract Amendment No. 3, the August 2010 Contract was amended to provide that ABS Consulting perform redesign of the lighting system for the new exterior louvers and signage, redesign of the interior lobby to complement the new exterior louvers and add design for re-caulking pre-cast areas for exterior of building. At the September 2011 Executive Board Meeting, the Executive Board approved replacement of the exterior travertine cladding system with the "Louvers" design (one of four options). The cost of services under Contract No. 3 was \$43,000.

Under Contract Amendment No. 4, the August 2010 Contract was amended to provide that ABS Consulting perform redesign of the lobby area at the request of Foothill Transit to be more streamlined and more cost effective to coordinate with the exterior cladding design. ABS developed additional studies and renderings demonstrating the size and location of the proposed Chase logo on the south fascia of the building. Also, a separate signage permit was required by the City of West Covina which was not part of the original building permit process. Foothill Transit also requested ABS to provide construction administration and develop record drawings related to the interior lobby and lighting for the new exterior louvers. The cost of services under Contract No. 4 was \$68,000.

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Summary of change orders:

Description	Scope of Work	Amendment Amount	Contract Amount
Original contract value	Perform Structural Evaluation and Seismic Analysis	n/a	\$60,000
Amendment #1	Provide structural design services, detail calculations, develop construction documents, cost estimating for Plan Check submission to City Building Department.	\$82,000	
Total Contract Value			\$142,000
Amendment #2	Add additional services not included in Amendment #1, (optional tasks 5 and 6.)	\$7,000	
Total Contract Value			\$149,000
Amendment #3	After Executive Board selection of various louver options with a an estimated cost, consultant was authority to develop electrical lighting system for the new louvers, include lobby area (not in Amendment #1) and include exterior building improvements (not in Amendment #1)	\$43,000	
Total Contract Value			\$192,000
Amendment #4	Consultant directed to re-design lobby area to be more streamlined and reduce material to meet construction budget; provide exterior signage options for Chase Bank and Foothill Transit structural sign support (not included in Amendment #1); and add construction administration support and record drawings for interior lobby and signage (not in previous amendments).	\$68,000	

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Total Contract Value			\$260,000
Amendment #5	Consultant required to address unforeseen conditions encountered during the construction phase. Additional structural and architectural drawings required for submission to City Building Department prior to continuation of construction.	\$14,500	
Total Contract Value			\$274,500

Fiscal Impact

The approved Fiscal Year 2013 Business Plan includes funding for Administrative Office Maintenance and Upgrades.

Sincerely,


Sharlane R. Bailey
Director of Facilities


Doran J. Barnes
Executive Director